

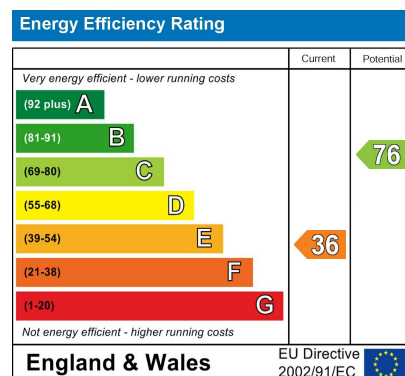


**brittons**  
estate agents

www.brittons.net

### DIRECTIONS

From Kings Lynn travel along the A148 signposted Major Routes, then take the 3rd exit on roundabout, signposted A10 Downham Market, at next roundabout take 2nd exit for Downham Market, then turn right onto Lynn Road, turn right onto Church Road where the property can be found on the left hand side easily identified by our For Sale board.



### NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



12 Church Road Wimbotsham King's Lynn Norfolk PE34 3QG

**TWO/THREE BEDROOM DETACHED COTTAGE WITH GARAGE AND DRIVEWAY**

**Wimbotsham**

**OIEO £325,000 Freehold**

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sales@brittons.net





**LOUNGE** 13'1 x 10'6 (3.99m x 3.20m)

Feature fireplace with wood burning stove. Radiator. Exposed beams. Windows to front and side aspects.

**KITCHEN** 11'2 x 10'7 (3.40m x 3.23m)

Range of wall, base and drawer units with worktops over. Space for a range style cooker with hood over. Space for undercounter fridge and dishwasher. Breakfast bar. Tiled flooring. Stairs to first floor. Open to:

**DINING ROOM** 11'0 x 9'2 (3.35m x 2.79m)

Radiator. Two skylight windows. Window to front aspect. Door to front. French doors to side.

**UTILITY ROOM** 9'3 x 5'1 (2.82m x 1.55m)

Base units with worktops over. Space for washing machine and fridge/freezer. Windows to front and side aspects.

**SNUG/BEDROOM 3** 13'2 x 11'2 (4.01m x 3.40m)

Fireplace. Radiator. Windows to front and side aspects.

**BATHROOM**

Three piece suite comprising freestanding roll top bath with mixer taps and shower attachment, vanity wash hand basin and w.c. Heated towel rail. Airing cupboard. Window to front aspect.

**LANDING**

**BEDROOM 1** 13'2 x 11'6 (4.01m x 3.51m)

Radiator. Window to front aspect.

**BEDROOM 2** 11'6 + recess x 8'4 (3.51m + recess x 2.54m)

Radiator. Window to front aspect.

**GARDEN ROOM**

Kitchenette area with sink and space for undercounter fridge, door to cloakroom with wash hand basin and w.c. French doors to the front. Door to workshop area.

**GARAGE**

**FRONT GARDEN**

Mainly laid to shingle with ample parking.

**REAR GARDEN**

Laid to lawn with a variety of plants, shrubs and patio area.

Welcome to this charming detached cottage located on Church Road in the picturesque village of Wimbotsham, King's Lynn. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for the whole family to unwind and enjoy a peaceful night's sleep. Step inside and be greeted by the character and warmth that this cottage exudes. The inviting lounge is the ideal spot to curl up by the fireplace on a chilly evening, creating a cosy ambiance that will make you feel right at home. One of the highlights of this property is the charming summer house, offering a tranquil retreat where you can enjoy a cup of tea while basking in the beauty of the surrounding village. Parking will never be an issue with plenty of space available, ensuring convenience for you and your visitors. Don't miss the opportunity to make this character-filled cottage your own and experience the idyllic village lifestyle that Wimbotsham has to offer. Contact us today to arrange a viewing and take the first step towards your dream home.

